Keystone Design Review Board

May 1st, 2023

Call the Meeting to Order.

The Keystone Design Review Board meets in the Keystone Neighbourhood Company conference room on Monday, May 1st, 2023. The meeting was called to order at 1:00 pm.

Board Members Present:
Todd Webber, Member
Randy May, Member

Other Attendees:
Jaclyn Cartwright, Admin. Assistant

The previous meeting minutes dated April 17th, 2023, were approved as amended.

I. Unit 2177, The Pines – Owner: Marinello – Door removal – Schematic Review #1 – 1:15 to 1:20 (Board Members Only).
- Siding material and color need to match existing.
- The project is approved as submitted.

II. Lot 2, Wild Irishman – Owner: Dalal – Modifications to CD Plans – 1:20 to 2:00 – (Board Members Only).
- The board will need to review a framing plan for the newly added stairs.
- The plans will need to be restamped.
- Please cloud all changes to plans.
- In order to do a full review, the board will need to review the permit set of plans that were submitted to The County. At this time, it is not clear whether the current project being built is what was approved by the KDRB. The DRB Final Approved set is dated 3-21-22 and the Permit Set is dated 6-6-22. The DRB has not approved or seen the 6-6-22 set of plans. They are not the same.
- The proposed change in stone does not appear to comply with preferred guideline requirements based on the contrasting colors.
- Based on the above comments, the board cannot approve the proposed changes.

III. Lot 9, Estates at the Alders – Owners: DeWitt – Preliminary #2 – 2:00 to 2:45 (Yves Martinez, Architect/ Kirk DeWitt, Owner).
- The erosion control fence needs to remain within the construction fence and cannot go into the wetland's setback.
- Downspouts need to extend to grade.
- The stone fireplace in elevation does not match the roof plan.

- The hot tub location was discussed. Access and drainage around the tub need to be addressed. The final hot tub location needs to be screened from the neighbor's view.
- Project is approved to go to the CD Level. A fee of $750 is required prior to the next review.

IV. Brightwood Lofts (First Water at Keystone Lodge) – Developer: Shutler – New Development – Preliminary #1 – 2:45 to 3:30 (Blake Shutler, Developer/ Bobby Craig, Architect/ Alan Marks, Owner).

- Incorporate the walkways to trash enclosures on Architectural Site Plan as shown on the landscaping and civil plans. Coordinate the plans.
- The west trash building needs more details (glazing and/or prefinished metal vent and stone base). Show all elevations for the Dumpster enclosure.
- The board recommends adding more stone to the base to reduce the massing of the buildings architecturally.
- Clarify the purpose and location of the 1-inch pan detail being shown on the civil plans.
- The board would like to see some relief from the amount of materials being used on the same plane, specifically, on the South Elevation. The elevations show 5 material changes on the same wall plans in some areas.
- The board recommends revisiting the sizing of the doors and windows at patio areas. The Board recommended either going with an 8-foot door to match the window/door heads or keeping the 7-door and lower or reducing the size of the adjacent window as necessary. The Review Board will not pay to increase the door size if they choose that option.
- Revisit the consistency of the Architectural details on both buildings.
- The board suggests revisiting the Spice Chest color on the columns.
- The board would like to review a physical materials board at the next review.

V. Lot 1, Wild Irishman – Owner: Schulte – Home Addition – Preliminary Review #1 – 3:30 to 3:45 (Todd Webber, Architect).

- Railings need to match and meet code.
- While no utilities are currently in the easement where the trees plan to be planted – please note, that if utilities do need to be installed in the future the removal of the trees will be at the homeowner's expense.
- Please coordinate the site plan and the roof plan as it pertains to overhangs.
- Driveway may be snow-melted so snow storage shouldn't be an issue – please verify snowmelt is called out in the plan.
- Exterior lighting – needs to be dark sky compliant. Please verify.
- Colors on the addition to match existing.

VI. The Ridge Complex, Building H – Applicant: O'Sullivan – CD Review – 3:45 to 4:05 (Todd Webber, Architect).

- Colors to match Building F.

- Landscape plan should be coordinated to show an overall plan for buildings F, G, I, and J.
- Project is approved at the CD Level.

VII. General Discussion

- No items were brought up for general discussion.

VIII. Adjournment

- Meeting adjourned at 4:05 pm.